

**CITY OF TORRINGTON  
PLANNING AND ZONING COMMISSION  
MINUTES  
January 20, 2016**

Present: Richard Calkins, Chairman  
Greg Mele, Vice Chair  
Paul Summers, Member  
Greg Perosino, Member  
Donna Greco, Alternate  
Jon Sheaffer, Alternate

Also Present: Martin Connor, AICP; City Planner

Not Present: Jim Bobinski, Alternate

**1. Call to Order:**

Chairman Calkins called the meeting to order at 7:01 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT

**2. Attendance/Announcement by Chairman:**

Chairman Richard Calkins announced present and serving on the Commission this evening will be Paul Summers, Greg Perosino, Greg Mele, Donna Greco, Jon Sheaffer and Richard Calkins. Also present is City Planner Martin Connor.

**3. Minutes for Approval:**

a. 12/9/15

MOTION by Mr. Perosino to approve the 12/9/15 minutes, seconded by Mr. Summers, unanimously carried.

**4. Old Business:**

a. Enforcement Update

No updates from Commissioner Summers. Mr. Connor noted he has invited the new Corporation Counsel Jamie LaMere to a future meeting, and he has briefed her on various Zoning and Wetlands issues.

**5. New Business:**

a. Site Plan 1174  
Applicant: NJR Constructions LLC  
Location: 3600 Winsted Road  
Proposal: Construct contractor workshop and office

Nicholas Mancini, Jr., appeared representing the applicant. Mr. Mancini reviewed his proposal for the currently vacant parcel. The shop will be approximately 4,000 square feet in size. The parking and workshop area was reviewed. The septic system design was briefly discussed.

Mr. Connor read his memo to the Commission dated January 4, 2016.

MOTION by Mr. Mele to APPROVE Site Plan 1174

Applicant: NJR Construction LLC  
Location: 3600 Winsted Road  
Proposal: Construct contractor office and shop  
with the following condition and recommendation:

1. Prior to obtaining a Zoning Permit for the project, approval from the Torrington Area Health District is required for the proposed septic system and well.
2. It is recommended that the applicant follow the advice of Fire Chief Gary Brunoli contained in his letter to the City Planner dated 12/22/15.

Motion seconded by Mr. Perosino, unanimously carried.

b. Section 8-24 Referral

Applicant: Woodridge Lake Sewer District, Goshen, CT  
Proposal: Proposed Wastewater Transmission System to  
Torrington Municipal Sewer System

Ray Drew, Water Pollution Control Administrator for the City of Torrington appeared before the Commission. Mr. Drew reviewed the history of this proposed project. Regular meetings have been held, and this interconnection has been discussed for years. Details of the proposal were discussed. This does not constitute an expansion of the City of Torrington sewer area.

Jim Frick of Woodard Curran appeared. The Woodridge Lake Sewer District is under a consent order, and they have been working to come up with a solution with DEEP. This proposal pipe from Woodridge Lake to the City of Torrington is a conveyance and transmission system only, there are no proposed connections along the entire length of the pipe. Neither Torrington nor Goshen has a will to add connections along this line. The route is shown on the map, along Route 4.

Jim Mersfelder of Woodridge Lake Sewer District appeared and explained the consent order they are under with DEEP since 1989, funding issues, etc.

Questions were posed by Commission members.

Mr. Connor read his memo to the Commission dated January 20, 2016.

Discussion followed.

MOTION by Mr. Mele to make a favorable recommendation to the Mayor and Torrington Water Pollution Control Authority on Section 8-24 Referral

Applicant: Woodridge Lake Sewer District, Goshen CT  
Proposal: Proposed wastewater transmission system to Torrington Municipal sewer system with the provision that Torrington's Sewer Service Area remains the same, the

Zoning designation for properties along the proposed wastewater transmission pipe route are not changed, WLSD pays its fair share of capital costs and associated operating and maintenance expenses and Torrington and the WPCA agrees that there is adequate capacity to accept the flow at Torrington's WPCA's Facility. Motion seconded by Mr. Perosino, unanimously carried.

c. Section 8-24 Referral

Applicant: City of Torrington  
Location: John Toro Sports Complex, 8 Perkins Street;  
to Bogue Road Bridge  
Proposal: Construction of Naugatuck River Greenway Trail,  
easement for greenway and sanitary sewer from Supreme Forest  
Industries Inc., and license agreement from Eversource Energy

Assistant City Engineer Matt Walsh appeared before the Commission and explained the proposal to the Commission for this walking trail.

Mr. Connor read Zoning Enforcement Officer Rista Malanca's memo to the Commission dated January 29, 2016.

MOTION by Mr. Mele to make a favorable recommendation to the Mayor and City Council on Section 8-24 Referral:

Applicant: City of Torrington  
Location: John Toro Sports Complex, 8 Perkins Street to Bogue Road Bridge  
Proposal: Construction of Naugatuck River Greenway Trail, easement for greenway  
and sanitary sewer from Supreme Forest Industries, Inc., and license  
agreement from Eversource Energy. Motion seconded by Mr. Mele,  
unanimously carried.

d. Proposed Zoning Regulation Amendment – Section 7.2  
Flood Plain Regulations

Mr. Connor reviewed what this entails. ZEO Rista Malanca has attended an intensive Flood Plain Management seminar, and these are her suggestions to update our regs. A memo dated December 23, 2015 to the Commission has been prepared by Ms. Malanca. Mr. Calkins noted we should make a recommendation to FEMA to update the Flood Maps for Litchfield County. Maps are woefully inadequate.

MOTION by Mr. Mele to set a public hearing date of March 16, 2016. Motion seconded by Mr. Perosino, unanimously carried.

**6. Adjournment:**

MOTION by Mr. Mele to adjourn at 8:15 p.m. seconded by Mr. Perosino, unanimously carried.